171.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,148,600 / 1,148,600
					USE VALUE:	1,148,600 / 1,148,600
					ASSESSED:	1,148,600 / 1,148,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLASIK MICHAEL
Owner 2:	MORRISON NANCY H
Owner 3:	
Street 1:	56 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EDELSTEIN ANDREW S -
Owner 2:	WELLINS JO L -
Street 1:	56 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .251 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2970 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10923.000	618,700	6,500	523,400	1,148,600
Total Card	0.251	618,700	6,500	523,400	1,148,600
Total Parcel	0.251	618,700	6,500	523,400	1,148,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.74 /Parcel: 386.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113237

GIS Ref

GIS Ref

Insp Date 06/07/18

!13236!

PREVIOUS ASSESSMENT

Parcel ID 171.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	618,700	6500	10,923.	523,400	1,148,600		Year end	12/23/2021
2021	101	FV	600,400	6500	10,923.	523,400	1,130,300		Year End Roll	12/10/2020
2020	101	FV	600,400	6500	10,923.	523,400	1,130,300	1,130,300	Year End Roll	12/18/2019
2019	101	FV	454,700	6500	10,923.	523,400	984,600	984,600	Year End Roll	1/3/2019
2018	101	FV	463,900	6500	10,923.	463,600	934,000	934,000	Year End Roll	12/20/2017
2017	101	FV	463,900	6500	10,923.	388,800	859,200	859,200	Year End Roll	1/3/2017
2016	101	FV	463,900	6500	10,923.	388,800	859,200	859,200	Year End	1/4/2016
2015	101	FV	431,600	6500	10,923.	336,500	774,600	774,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:31:19

LAST REV

Date	Time
11/12/20	14:45:21
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13236

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDELSTEIN ANDRE	50504-446		12/21/2007		875,000	No	No		
DANCE ARIEL G	37424-508		12/19/2002		605,000	No	No		
DANCE SAMUEL L	28041-130		1/2/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	113237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2020	1129	Alterati	142,500	O				
4/14/2010	308	New Wind	20,000					& RESHINGLE CARRIA
12/12/2003	1047	Renovate	25,000	C		G6	GR FY06	RMOD KIT, BTH & AD
11/14/2003	995	Wood Dec	1,500	C		G6	GR FY06	250 SFT RR DECK
10/8/2003	856	Manual	29,000	C		G6	GR FY06	RENOVATE INT & STR
4/1/2003	216	Inter-De						

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Meas/Inspect	BS	Barbara S
1/22/2009	Meas/Inspect	189	PATRIOT
12/23/2008	Entry Denied	336	PATRIOT
12/23/2008	Entry Denied	336	PATRIOT
6/23/2005	Permit Visit	BR	B Rossignol
4/2/2003	MLS	MM	Mary M
11/10/2000	Hearing N/C	189	PATRIOT
12/21/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10923		Sq. Ft.	Site		0	70.	0.68	8									523,383						523,400	

Total AC/HA:	0.25076	Total SF/SM:	10923	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	523,383	Spl Credit		Total:	523,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	SALMON		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14621925
Const Adj.:	0.99989998
Adj $ / SQ:	154.724
Other Features:	103135
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648515
Depreciation:	29832
Depreciated Total:	618683

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

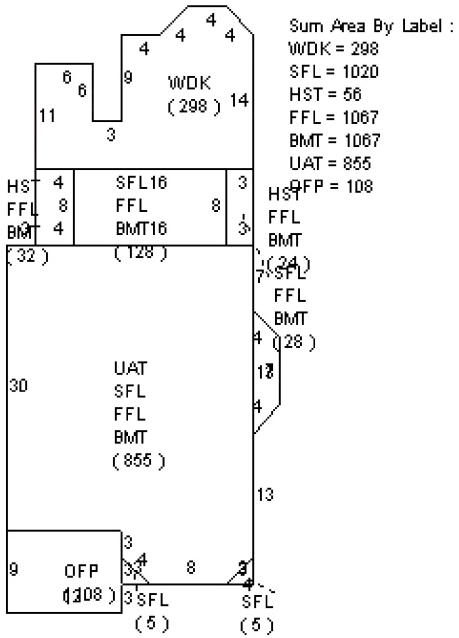
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	187.22
Special Features:	0	Val/Su Net:	162.69
Final Total:	618700	Val/Su SzAd	292.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,067	69.120	73,746
FFL	First Floor	1,067	154.720	165,091
SFL	Second Floor	1,021	154.720	157,973
WDK	Deck	298	9.350	2,788
UAT	Upper Attic	214	119.140	25,466
OFP	Open Porch	108	31.770	3,432
HST	Half Story	28	154.720	4,332

	Net Sketched Area:	3,803		Total:	432,828
Size Ad	2116	Gross Area	4472	FinArea	2970

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X28	A	AV	1930	19.46	T	40	101			6,500			6,500

More:	N	Total Yard Items:	6,500	Total Special Featues:		Total:	6,500